

**MINUTES
AMSTERDAM URBAN RENEWAL AGENCY
MEETING OF JANUARY 18, 2012
CITY HALL
URA OFFICES**

Board Members:

Mayor Ann Thane
Chairman Robert Martin
Michael LaCoppola
Anthony Pallotta
Jason Squillace

Staff:

Nicholas Zabawsky
Anne DeGroff

1. Meeting called to order at 6:38 PM by Chairman Bob Martin.
2. Mr. Pallotta made a motion to accept the minutes of the December 7, 2011 meeting and this motion was seconded by Mr. Squillace. A vote was taken and unanimously passed.
3. Mr. Zabawsky then presented the Finance Report which was comprised of loan report and cash accounts report. Mr. Zabawsky mentioned that Main Attraction was slowly catching up on its loan. The Diana property at 47 Florida Ave is now in the hands of Tallent & MacKenzie who are presently ordering the title report prior to initiating a foreclosure. The loans to Engines of Creation and New Paris will be paid when the draw down of NY Main Street funds is received. The Riverlink Park loan in the amount of \$30,000 has been paid off by the City. Mr. Zabawsky further stated that he called Centro Civico and the delinquency will be addressed as soon as Centro Civico received from reimbursement from New York State.
4. Mr. Zabawsky presented a report on Grants and Projects. There are presently 27 grants totaling just over \$25 million. He highlighted the Mohasco site where we have 2.5M in Restore NY grant pending NYS approval of the project. He is asking NYS if we can amend the grant to demolish the Esquire building. New York Main Street Grant has been approved to extend to West Main St and Erie Terrace for flood damage received from Tropical Storm Irene.
The 2010 HOME grant is at the point where all funds have been encumbered for buildings in process. The Market Hill water system improvements, funded with a fiscal year 2010 grant is currently on hold for the winter, and to date, just the isolation valve on the City's main transmission line has been installed. The City just received a \$600,000 CDBG grant for a sewer separation project. Procurement for engineering services is currently underway.
The Chalmers remediation and demolition project, funded through NYSDEC and Restore NY funding, site is shut down for the winter, and will be completed in the Spring.
5. Old Business: The Mayor spoke of BOA opportunities in the East End and in Reid Hill along the Chuctanunda. There will be a 2nd BOA in the Waterfront area which may help in getting the Railroad Station relocated to the downtown area. The Mayor stated that she needs help in funding Community Economic Development or a similar staff position and requested that AURA Board members talk to the members of the Common Council in regard to additional funding for this.
6. New Business: The Noteworthy property on Church St is for sale and we should see if any potential buyers would like that little bit of land we own just north of the Noteworthy property. Mr. Zabawsky will contact the broker to inform him of the availability of the URA lands.

7. Mr. Zabawsky brought up the fact that AURA owns a part of the back of the parking lot between the Post Office and the library. He suggested giving it to the City of Amsterdam for \$1.00, since it is being used by the City as a public parking lot, and is being maintained by the City. Mr. Pallotta made a motion to deed this land to the City for \$1.00, it was seconded by Mr. La Coppola and all were in favor.
8. Zabawsky advised the Board that URA received a letter from NYSDOT that DOT is taking a lot adjacent to the Riverfront Center at the intersection of Church and East Main Street to install traffic controls. The URA had previously sent a letter to the State indicating that the URA believed the lot to be owned by Cranesville Properties.
9. Mr. Zabawsky then handed out copies of by-laws which have been in existence since the 60's. Sections were highlighted that should be examined in consideration of being changed. Board members agreed to review these items and be prepared to discuss them at the next meeting.
10. Mr. Zabawsky also shared a letter from a citizen of Amsterdam, Mr. Gerald Skrocki, who thought that URA did not have the appropriate wording in its employment policy on the web. The issue was that the Agency's anti-discrimination policy did not conform to the language of the State Human Rights Law, and he would recommend that we change the wording to more appropriate language. A motion was made by Mr. Pallotta to amend the personnel policy to reflect the wording of the State Human Rights Law and seconded by Mr La Coppola. All were in favor.
11. Now that our offices have been repainted, Mr. Zabawsky also brought up the subject of doing something with flooring here since the carpet has deteriorated. The suggestion was made to get quotes regarding refinishing the floors.
12. A motion to adjourn was made at 8:08 by Mr. Pallotta and seconded by Mr. Squillace and all were in favor.

Respectfully submitted,

Anne DeGroff

**MINUTES
AMSTERDAM URBAN RENEWAL AGENCY
MEETING OF May 9, 2012
CITY HALL
URA OFFICES**

Board Members:

Chairman Robert Martin
Michael LaCoppola
Anthony Pallotta
Arthur Cotugno

Staff:

Anne DeGroff
Nicholas Zabawsky

1. Meeting called to order at 6: 45 PM by Chairman Bob Martin.
2. Mr. LaCoppola made a motion to accept the minutes of the January 18, 2012 meeting and this motion was seconded by Mr. Pallotta. A vote was taken and unanimously passed. Chairman Martin did question not receiving suggested by-law changes as mentioned in January and these will be mailed out with highlighted items that should be considered for revision.
3. Finance Report. A presentation by Mr. Zabawsky included the loan report and cash accounts report. Mr. Zabawsky called or visited owners who are delinquent on their accounts and discussed actions to bring them current. The URA is pursuing foreclosure on 47 Florida Avenue, using the law firm Tallent and MacKenzie. The title report for 47 Florida Avenue indicated no lien holders other than URA and the property tax liens.
4. Grants and Projects. Chalmers Project - Mr. Zabawsky reported that the old Chalmers mill is finally down and the next step is the paper work related to the grants that are funding the project. Mohasco Site - The City still has a \$2.5million Restore grant to rehab the Mohasco site, but the building is no considered unsound and in need of demolition. The City is proceeding with asbestos removal. The City s hoping to use \$500,000 of the grant money for demolition and the remainder to entice a developer to the site for a major redevelopment. Main Street Program - Main Street program funds are being utilized, with State approval, to aid flood recovery on West Main Street and Erie Terrace on the South side. HOME Program – URA is finishing the last three of homes under that program. Market Hill Water System Improvements – This project, funded with \$600,000 in CDBG funds is currently underway and will be completed by mid summer. Storm Sewer Separation Project – This project, funded with a \$600,000 CDBG grant, will be going out to bid in approximately 30 days. McDonald Engineering is currently preparing project specifications and contract documents. Work is expected to start by late summer. City Hall Restoration- The architectural firm, Landmark Consulting, is currently undertaking the historical structure survey of City Hall. A grant has been secured in the amount of \$25K f rom the Department of State to do a feasibility study looking at a walkway from Riverlink Park to Guy Park Manor.
5. Old business: Chairman Martin provided an update on his committee of Bob Purtell, Fire Chief Liberti and now City Assessor Calvin Cline who will be reviewing city owned properties and properties at risk. Primarily they are looking at what is called the Chuctanunda Trolley Region which would include the area around Hibbard Street to the Upper Mill area. Another meeting will be taking place soon after this board meeting.
6. New Business: Budget for AURA - Under the requirements of the Public Authority Accountability Act, the URA budget now has to be posted on our website. The budget is mainly determined by the grants URA receives. Formerly the URA budget process ran the calendar year but since URA is audited as part of Amsterdam audit, the budget needs to run concurrently with that of the City, which is July 1 through June 30. Mr. Zabawsky handed out the proposed budget for the year beginning July 1 and all approved after a motion made by Mr. Cotugno and seconded by Mr. La Coppola.

7. Zabawsky then presented a loan application to be approved. This loan is also a part of the Main Street grant whereby all work must be paid in full before the grant money can be released. At that point, since URA controls the process, there is assurance of being paid back. The loan application for Tim Berlin for rehab of 35 E. Main Street was also approved after a motion was made by Mr. Pallotta and seconded by Mr. La Cappola.
8. Mr. Zabawsky handed out the current schedule for on line board training times for those who have not yet completed this mandated training.
9. Mr. Zabawsky introduced the subject of a raise for current office employee, Anne DeGroff. Mr. LaCappola motioned to increase the employee's salary to \$14.00 an hour from the current \$13.50 and seconded by Mr. Cotugno. All in favor.
10. Adjournment A motion to adjourn was made by Mr. LaCappola and seconded by Mr. Pallotta, all were in favor and the meeting was adjourned at 7:32 P.M.

Respectfully submitted,

Anne DeGroff